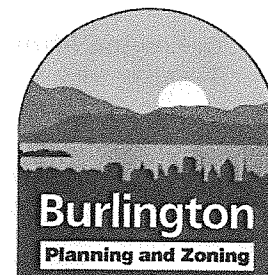


## Burlington Planning Commission

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Peter Potts, Chair  
Bruce Baker, Vice-Chair  
Yves Bradley  
Lee Buffinton  
Andy Montroll  
Harris Roen  
Jennifer Wallace-Brodeur  
Vacant, Youth Member



## Burlington Planning Commission

### REGULAR MEETING

Tuesday, May 10, 2011 - 6:30 P.M.

Conference Room #12, Ground Floor, City Hall

### AGENDA

Present: B Baker, Y Bradley, L Buffinton, J Wallace-Brodeur, H Roen, A Montroll  
Absent: P Potts  
Staff: D White, S Thibault, E Tillotson

#### I. Agenda

No changes

#### II. Public Forum - Time Certain: 6:35 pm

No participants.

#### III. Report of the Director – David E. White, Director

The Director gave the following report:

- The Director attended a Federal highway workshop in Boston which explored how to incorporate all aspects of livability in the northeast. It was a very interesting conversation, the gist being that when something is really working, you know it when you see it. The physical and social environment must work together. Finding ways to measure transportation outcomes is not oriented to public transportation or pedestrian users. Congestion cannot be the trump card or the primary focus.
- Upon returning from Boston, the next day at a meeting with the Burlington Business Association. Y. Bradley and D. White were invited to join Councilor Paul to participate in a CCTV televised discussion of the Downtown & Waterfront Plan. The video has been linked and can be viewed from the Downtown & Waterfront Plan website.
- Last week J. Wallace-Brodeur hosted AARP Livable Communities with the focus being upon issues of the downtown, mixed use, and complete streets.
- In general concerning the downtown plan, a request for qualifications is due a week from today. Staff is in the process of putting together a committee of various City Department representatives whose function will be to review the qualifications. Flooding is a big issue now in the department and we are working to hit the ground running. Repair applications will be coming in and FEMA rules will apply in many circumstances. Damage along the lakeshore may be along designated flood plain where properties may not be flood insurance eligible.

As approved by the Burlington Planning Commission on June 14, 2011.

S. Thibault – She points out that any home owner in Burlington can buy flood insurance. Planning and Zoning GIS Coordinator, Jay Appleton has been on the ground documenting damage and changes digitally along the shoreline to serve as a basis for FEMA reimbursements. There is probable loss of significant shoreline, much of it appears to be City Parks and Recreation land.

#### IV. PUBLIC HEARING – ZA-11-08 & ZA-11-09

The Commission discussed the following two proposed amendments to the Comprehensive Development Ordinance:

1. **ZA-11-08 – Highway Sign Exemptions** - The purpose of the proposed amendment is to expand the exemption regarding highway signs and other traffic control devices to apply to any public right-of-way or thoroughfare. (Section 7.1.3 – Exemptions)

D. White - He elaborates, the above request originated from Fletcher-Allen Health Care (FAHC).

2. **ZA-11-09 – Shared-use parking district expansion** - The proposed amendment is a modification to Map 8.1.3-1 to include the E-LM district expansion (approved in ZA-11-06) in the Shared Use Parking District.

**On a motion by A. Montroll, seconded by L. Buffinton, the Commission unanimously approved ZA-11-08 and ZA –11-09 and sent to City Council for final adoption.**

#### V. Low Impact Development

S. Gustin – He stated that a year and a half ago, the Conservation Board put together an amendment to the Comprehensive Development Ordinance to encourage the implementation of LID in both new development and redevelopment projects. The purpose of LID is to utilize natural systems to handle stormwater onsite rather than to collect and pipe it down the hill to the treatment plant. He noted that the more stormwater handled onsite, the less impact there is on city infrastructure and the less risk of system overflow during peak flow events. The proposed amendment focused on incentives for pervious pavements and green roofs. Discussions at the PC Ordinance Committee level resulted in deleting the green roofs provision and focusing on pervious pavements. Most recently, discussions with folks in the development community who have actually implemented LID in their projects made it clear that encouragement for LID should incorporate financial incentives. What can the city do to reduce costs to developers to encourage this sort of positive development? Incentives should reach beyond just the zoning regulations and could touch on Public Works' regulations and fees and possibly impact fees. Parks & Recreation could be part of the equation as well by incorporating LID measures in the city's green belt.

Y. Bradley – He suggested quantifying the cost of LID with associated savings to the city.

A. Montroll - He noted that the matter extends beyond zoning. There should be coordination at the City Council level in the form of an interdepartmental committee.

Y. Bradley – He suggested that a member of the development community also be included. The challenge is to consider what would be effective incentives, and the goal is to remove barriers to resolution.

**On a motion by J. Wallace-Brodeur, seconded by A. Montroll, the Commission unanimously moved to advise that the City Council form a committee to support/explore this issue, including the private sector and other organizations.**

B. Baker - Suggests that the Staff draft a letter to the City Council in support of this action and the vote is unanimous in favor.

**VI. Metropolitan Planning Organization (MPO) – Unified Planning Work Plan**

D. White - He indicated that this subject has been placed on the agenda at the Chair's suggestion.

A. Montroll – He is the Burlington representative to the MPO, distributed the unified work planning manual which contains the budget and work plan. It contains the policy and work oriented UPWP mandated by federal highways program. There are three different sets of budget planning, annual, next several years, and also fifteen to twenty years. The regional/county merger is necessitating this very pertinent planning tool. The beginning ten pages have great summary of the plan and budget information is included in rear of booklet. The goal is a broader range of examination of transportation modes.

**VII. Historic Building Materials Discussion**

D. White – Presented a comparison of Burlington's regulation with the cities: Saratoga Springs NY, Portland ME, Ithaca NY, Portsmouth NH, and Providence RI.

Where do regulations apply? In Portland, the reviewing authority is the staff plus the landmarks commission. Portland has lots of emphasis on staff. Review explicitly uses the Secretary of Interior standards with guidelines. Cambridge, MA has conservation districts, ("conservation light") which is more like Burlington's design review. The most extensive review is Providence, RI standards and guidelines which are delineated in great detail.

Economic analysis of the property's ability to produce as opposed to owner's ability to realize economic profit (discussion of progress on historic question of financial hardship).

Staff is asked to start putting together a revised draft ordinance or memorandum of policy based upon Commission discussions thus far. Certainty is needed. The State list of historic districts and the City list differed. The suggestion to Staff from the Commission is that the Chair's list of decision points be used as the starting point.

Y. Bradley – Staff has heard the Commission discuss this topic for months, put together your best recommendations and highlight the pros and cons.

**VIII. Committee Reports**

H. Roen – He reported that he attended a TOEC conference and participated in one especially interesting workshop featuring retaining walls, driveways, and extending sight triangles. He also attended a meeting on the Regional Park & Ride Plan which was difficult but a good step back and look at outcomes as well as the proposal for Williston Routes 2 and 2a.

**IX. Commissioner Items**

Chair P. Potts and Commissioner L. Buffinton attended the most recent Preservation Burlington meeting at the invitation of the organization.

**X. Minutes / Communications**

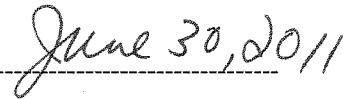
On a motion by H. Roen, seconded by J. Wallace-Brodeur, the Commission unanimously accepted the minutes and placed them on file.

**XI. Adjourn**

On a motion by Y. Bradley, seconded by J. Wallace-Brodeur, the Commission unanimously adjourned the meeting at 8:00pm.



Peter Potts, Chair



Date



Elsie Tillotson, recording secretary